

SOUTHLAND HULL TRACT

HWY 106 SOUTH, HULL, GA 30646



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$70,000

Lot Size: 4.22 ± Acres

Lot Frontage: 907 ft Hwy 106
1,325 ft Norwood Rd

Zoning: Commercial

Market: Madison County

Traffic Count: 7,480 Hwy 106

PROPERTY OVERVIEW

The property is zoned B-1 in Madison County which allows a variety of commercial uses. It is mostly wooded with moderate topography. The property fronts Hwy 106 approximately 1 mile west of Hwy 29 which is only minutes from grocery and restaurants and downtown Athens.

LOCATION OVERVIEW

The property is located at the intersection of Norwood Rd and Hwy 106 (Fortson Store Rd). It's less than a mile west of Hwy 29 and across the street from Hull Sanford Elementary School.

PROPERTY HIGHLIGHTS

- Corner lot with frontage on both Hwy 106 & Norwood Rd.
- Approximately 1 mile to Hwy 29.
- Near grocery, restaurants, and schools.

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Revised: 8/26/20

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ADDITIONAL PHOTOS



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LOCATION MAPS



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AERIAL MAP



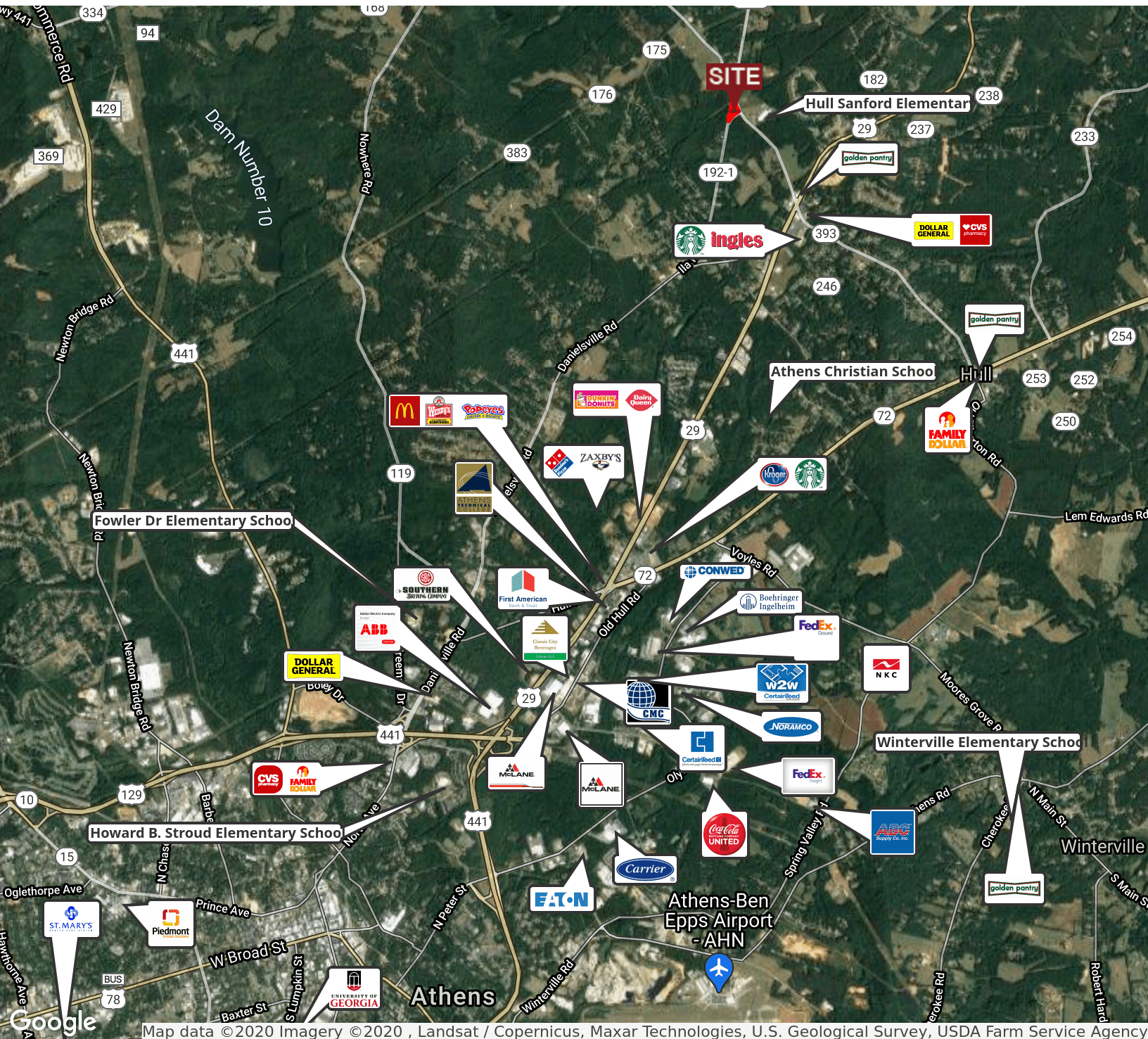
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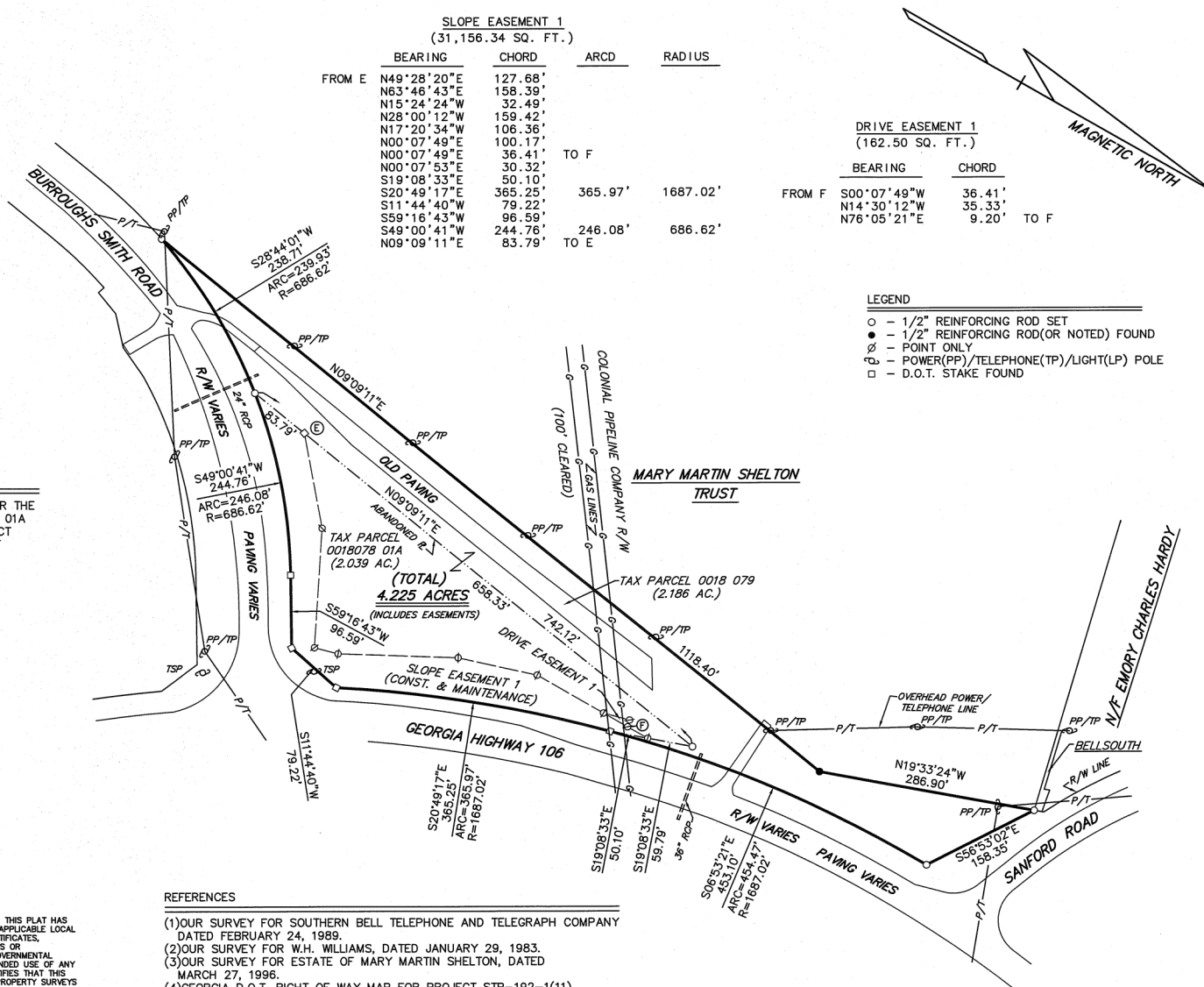


RETAILER MAP



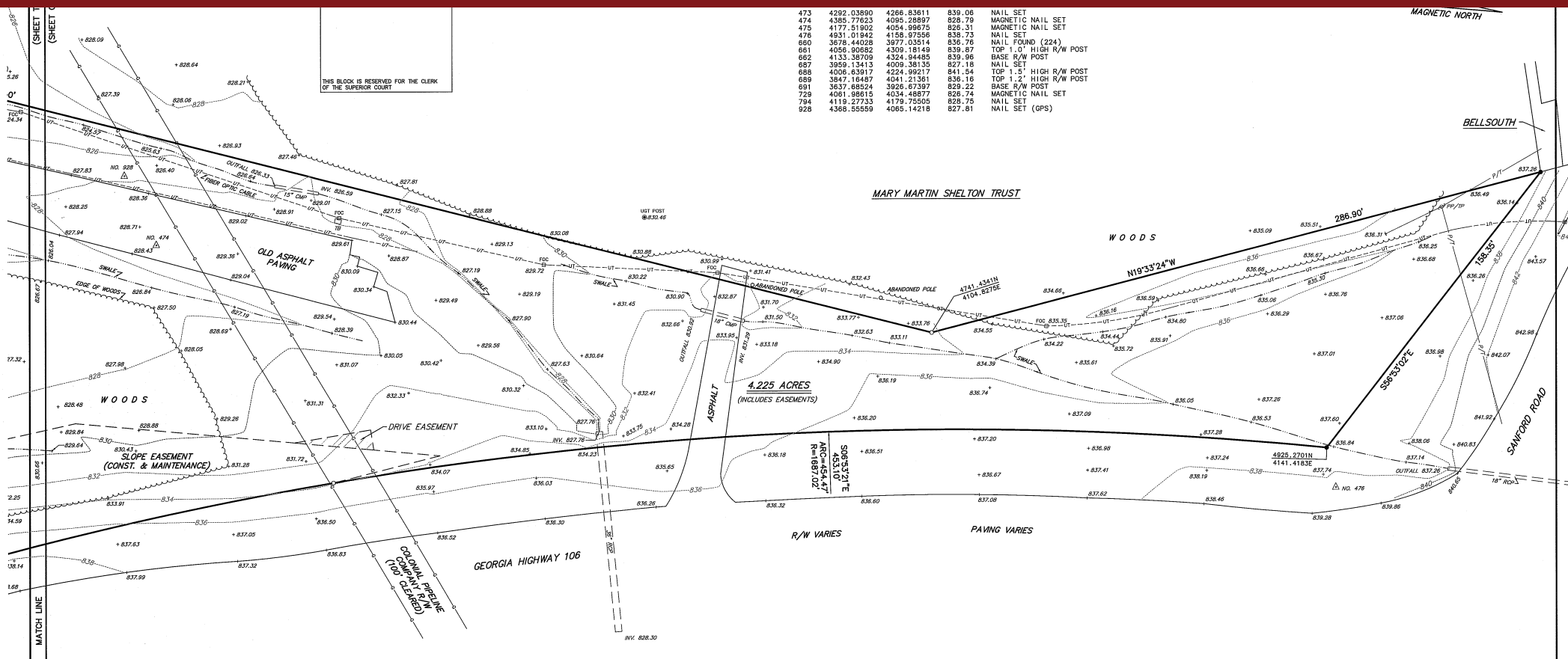
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FILE NO.:
36388-



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473	4292.03890	4266.83611	839.06	NAIL SET
474	4355.77823	4055.28897	828.79	MAGNETIC NAIL SET
475	4177.51902	4054.99675	826.31	MAGNETIC NAIL SET
476	4931.01842	4158.87556	836.73	NAIL SET
660	3678.44028	3977.03514	835.76	NAIL FOUND (224)
661	4056.90682	4309.18149	839.87	TOP 1.0' HIGH R/W POST
662	4133.36709	4324.94485	839.98	BASE R/W POST
687	3959.13413	4009.38135	827.18	NAIL SET
688	4006.63917	4224.99217	841.54	TOP 1.5' HIGH R/W POST
689	3847.16487	4041.21361	836.16	TOP 1.2' HIGH R/W POST
691	3637.68524	3926.67307	829.22	BASE R/W POST
729	4061.98615	4034.48877	826.74	MAGNETIC NAIL SET
784	4118.27733	4179.75505	829.75	NAIL SET
928	4368.55559	4065.14218	827.81	NAIL SET (GPS)

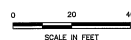
MAGNETIC NORTH

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURVEY OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS IMPLICITLY HEREBY RECOVERIES OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.S.A. SECTION 15-2-40-1.



REFERENCES

- (1) OUR SURVEY FOR ESTATE OF MARY MARTIN SHELTON DATED MARCH 27, 1996.
- (2) GEORGIA D.O.T. RIGHT OF WAY MAP FOR PROJECT STP-192-1(11), DATED MARCH 27, 1996.
- (3) OUR COMBINATION PLAT FOR SOUTHLAND HULL PROPERTIES LLC DATED JANUARY 30, 2015.



LEGEND

— P/T —	OVERHEAD POWER/TELEPHONE LINE
— UT —	UNDERGROUND TELEPHONE LINE
— G —	GAS LINE
○	1/2" REINFORCING ROD SET
●	1/2" REINFORCING ROD (OR NOTED) FOUND
○	D.O.T. STAKE FOUND
●	POINT ONLY
PP/TP/LP	POWER/TELEPHONE/LIGHT POLE
TSP	TRAFFIC SIGNAL POLE
FOC	FIBER OPTIC CABLE MARKER
RSP	REINFORCED CONCRETE PIPE
OMP	CORRUGATED METAL PIPE

SURVEY NOTES

- (1) EQUIPMENT USED: 03" THEODOLITE AND E.D.M.
- (2) ANGULAR ERROR: 01" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE: 1/33,832, ADJUSTED BY LEAST SQUARES.
- (4) MINIMUM PLAT CLOSURE: 1/297,940.
- (5) ELEVATIONS SHOWN ARE BASED ON MEAN SEA LEVEL DATUM.
- (6) LOCATION OF UNDERGROUND UTILITIES MAY BE APPROXIMATE. BEFORE DIGGING, CALL UTILITY LOCATOR AT 800-285-7411.
- (7) R/W LINES DETERMINED BY REF. 2 HERON WHILE ROADWAYS WERE UNDER CONSTRUCTION. CONTRACTORS SUBSEQUENTLY SET R/W MONUMENTS NEAR ACTUAL POINTS AS SHOWN HEREON.

SHEET ONE OF TWO

SURVEY FOR: SOUTHLAND HULL PROPERTIES LLC			
COUNTY:	MADISON	S.M.D.:	382
DATE:	MARCH 16, 2015	SCH.D.:	18-201
DATE:	MARCH 16, 2015	DATE:	18-201

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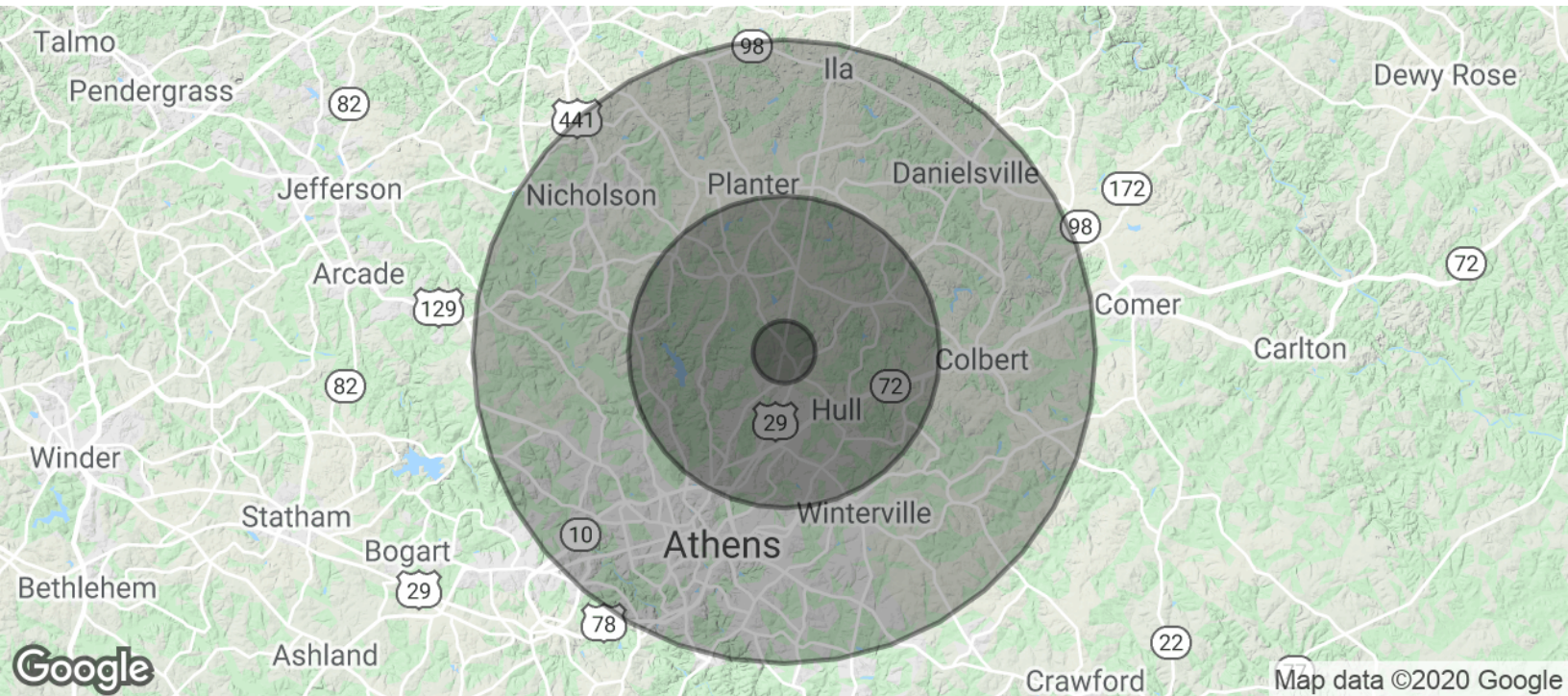
The logo for Whitworth Land Corporation features the word "WHITWORTH" in a bold, white, sans-serif font, arched over a dark blue oval. Inside the oval, the word "LAND" is written in a larger, bold, white, sans-serif font. Below the oval, the word "CORPORATION" is written in a smaller, bold, white, sans-serif font, also arched.

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	656	20,656	139,315
Average age	35.5	32.6	29.8
Average age (Male)	35.8	32.7	29.1
Average age (Female)	35.2	32.3	30.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	219	6,963	49,463
# of persons per HH	3.0	3.0	2.8
Average HH income	\$49,704	\$46,637	\$47,206
Average house value	\$153,742	\$138,453	\$174,982

* Demographic data derived from 2010 US Census

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